

**THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION**

In re:

HOUSTON REAL ESTATE

PROPERTIES, LLC

Debtor.

Case No. 22-32998

Chapter 7

JOHN QUINLAN

and

OMAR KHAWAJA

and

OSAMA ABDULLATIF,

Plaintiffs,

vs.

JETALL COMPANIES, INC.

and

ARABELLA PH 3201 LLC

and

9201 MEMORIAL DR. LLC

and

2727 KIRBY 26L LLC

and

DALIO HOLDINGS I, LLC

and

DALIO HOLDINGS II, LLC

and

HOUSTON REAL ESTATE

PROPERTIES, LLC

and

SHAHNAZ CHOUDHRI

Adversary No. 23-3141

and)
ALI CHOUDHRI)
and)
SHEPHERD-HULDY)
DEVELOPMENT I, LLC)
and)
SHEPHERD-HULDY)
DEVELOPMENT II, LLC)
and)
GALLERIA LOOP NOTE HOLDER)
LLC)
and)
MOUNTAIN BUSINESS CENTER,)
LLC)
and)
RANDY W WILLIAMS CH 7)
TRUSTEE)
and)
OTISCO RDX LLC)
and)
MCITBE, LLC)
and)
JETALL/CROIX PROPERTIES LP)
and)
JETALL/CROIX GP, LLC,)
)
Defendants.)
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NOTICE OF APPEAL

1. On October 31, 2024, Defendants, Shahnaz Choudhri, Arabella PH 3201 LLC, 9201 Memorial Dr. LLC, 2727 Kirby 26L LLC, Dalio Holdings I, LLC, Dalio Holdings II, LLC, Shepherd-Huldy Development I, LLC, Shepherd-Huldy Development II, LLC, and Galleria Loop Note Holder LLC (hereinafter referred to collectively as the

“Defendants” or the “Appellants”) filed a Motion for Withdrawal of Reference Pursuant to 28 U.S.C. § 157(d) and FRBP 501. (Dkt. No. 267).

2. On November 1, 2024, a hearing was set on the Motion for Withdrawal of Reference for November 26, 2024 at 9:30 am. However, prior to the hearing, an Order Denying Defendants’ Motion for Withdrawal of Reference was entered on November 6, 2024. (Dkt. No. 285).

3. On November 20, 2024, Defendants filed a Motion to Reconsider Order Denying Defendants’ Motion for Withdrawal of the Reference Pursuant to 11 U.S.C. § 157(d) and FRBP 5011. (Dkt. No. 335). However, on November 21, 2024, the Court denied the Motion to Reconsider, without affording Defendants an opportunity for a hearing. (Dkt. No. 337).

4. Accordingly, Notice is hereby given that Appellants/Defendants Shahnaz Choudhri, Arabella PH 3201 LLC, 9201 Memorial Dr. LLC, 2727 Kirby 26L LLC, Dalio Holdings I, LLC, Dalio Holdings II, LLC, Shepherd-Huldy Development I, LLC, Shepherd-Huldy Development II, LLC, and Galleria Loop Note Holder LLC appeal to the United States District Court for the Southern District of Texas from the following orders:

- 1) Order dated November 6, 2024, Denying Defendants’ Motion for Withdrawal of Reference, Dkt. No. 285. Related document(s): Dkt. No. 267, Motion for Withdrawal of Reference, attached hereto as **Exhibit 1**.
- 2) Order dated November 21, 2024, Denying Defendants’ Motion to Reconsider, Dkt. No. 337. Related documents: Dkt. No. 335, Defendants’ Motion to Reconsider, attached hereto as **Exhibit 2**.

The other parties to the appeal and their attorneys include the following:

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This appeal is timely pursuant to Fed. R. Bankr. Pr. 8002(a)(1) & 8002(b)(1)(B)-(D) because the Appellants timely filed a motion for reconsideration and relief from judgment on November 20, 2024 *see* Dkt. N. 335, 14 days from the date the Order Denying Motion for Withdrawal of Reference, related Dkt. No. 267, signed on 11/6/2024. *See* Dkt. No. 285). That motion for reconsideration was denied by order entered on November 21, 2024. *See* Dkt. No. 337. This notice is filed within 14 days from the entry of that order.

Respectfully submitted,

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Development I, LLC, Shepherd-
Huldy Development II, LLC, and
Galleria Loop Note Holder LLC

CERTIFICATE OF SERVICE

The undersigned certifies that on this 4th day of December, 2024, a true and correct copy of the foregoing was served on the following in accordance with the CM/ECF e-filing system, and upon all others who have consented to service in this case by registering to receive notices in this case through the CM/ECF e-filing system to:

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/s/ Azhar M. Chaudhary
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